

APPRAISERS TO DETERMINE THE RENTAL, WHOSE AWARD SHALL BE FINAL.

(2) IN ADDITION TO ANY OTHER REMEDY, THE PURCHASER OR THOSE CLAIMING UNDER HIM, ON ASCERTAINMENT OF THE RENT MAY DISTRAIN FOR THE RENT OR ANY PART OF IT REMAINING DUE, AS IN THE CASE OF LANDLORD AND TENANT. NO PROVISION OF THIS SECTION IS INTENDED TO INTERFERE WITH THE RIGHT OF THE PURCHASER, OR THOSE CLAIMING UNDER HIM, TO HAVE POSSESSION OF THE PROPERTY, EXCEPT AS TO THE PART OCCUPIED BY THE CROP, WITH NECESSARY INGRESS OR EGRESS.

REVISOR'S NOTE: This section presently appears as Art. 21, §7-105 of the Code. Present subsection (e) is divided into two subsections for organizational purposes.

Present §7-105(d) (2), which permitted a foreclosure sale to be made subject to "existing" tenancies, is revised to clarify the ambiguity surrounding the meaning of "existing" tenancies. New language is added in subsection (d) to permit a foreclosure sale to be made subject to any tenancy entered into subsequent to the recording date. The only other changes are in style.

7-106. RELEASES.

(A) PROHIBITION AGAINST RELEASE FEE NOT SPECIFIED IN INSTRUMENT.

NO TRUSTEE OF A DEED OF TRUST MAY CHARGE, DEMAND, OR RECEIVE ANY MONEY OR ANY OTHER ITEM OF VALUE EXCEEDING \$15 FOR THE PARTIAL OR COMPLETE RELEASE OF THE DEED OF TRUST UNLESS THE FEE IS SPECIFIED IN THE INSTRUMENT. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR AND ON CONVICTION IS SUBJECT TO A FINE NOT EXCEEDING \$100.

(B) FURNISHING EVIDENCE OF RECORDED RELEASE OF MORTGAGE OR DEED OF TRUST.

(1) DUTY OF PERSON RESPONSIBLE FOR DISBURSEMENT OF FUNDS. SUBJECT TO THE PROVISIONS OF ~~[[SUBSECTIONS]]~~ SUBSECTION (5) [AND (7)] A PERSON WHO HAS UNDERTAKEN RESPONSIBILITY FOR THE DISBURSEMENT OF FUNDS IN CONNECTION WITH THE GRANT OF TITLE TO PROPERTY, SHALL MAIL OR DELIVER TO THE VENDOR AND PURCHASER IN THE TRANSACTION, THE ORIGINAL OR A PHOTOGRAPHIC, PHOTOSTATIC, OR SIMILARLY REPRODUCED COPY OF THE RECORDED RELEASE OF ANY MORTGAGE OR DEED OF TRUST WHICH THE PERSON WAS OBLIGED TO OBTAIN AND RECORD WITH ALL OR PART OF THE FUNDS TO BE DISBURSED. IF THE ORIGINAL OR COPY OF A